

CHAPTER 10-04. DISTRICT PERFORMANCE STANDARDS AND CAPACITY ANALYSIS

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DIVISION 10-04-001. ORGANIZATION AND PURPOSE

10-04-001-0001. ORGANIZATION AND PURPOSE:

This Chapter implements the City of Flagstaff *Growth Management Guide 2000* which sets minimum levels of protection for different natural resources. All proposed land uses must meet the basic performance standards of the district and the site capacity calculations contained in this Chapter, except as noted elsewhere in this Ordinance.

10-04-001-0002. COMPLIANCE:

All uses and activities shall comply fully with the provisions of the following standards as a precondition of development.

DIVISION 10-04-002. DISTRICT PERFORMANCE STANDARDS

10-04-002-0001. DISTRICT PERFORMANCE STANDARDS:

The standards for residential uses in all districts are presented in Section 10-04-002-0003. The standards for all nonresidential uses are presented in Section 10-04-002-0004. The bulk standards relating to particular uses are contained in Chapter 10-05.

10-04-002-0002. APPLICABILITY:

The applicability of district performance standards is set forth in Chapter 10-01, Division 10-01-004, Applicability.

10-04-002-0003. RESIDENTIAL PERFORMANCE STANDARDS:

- A. This Section contains the basic standards applicable to all residential developments including cluster, planned residential developments, manufactured housing parks and subdivisions, and institutional residential where such uses are permitted by Section 10-03-001-0003 of this Ordinance. The standards of this Section are minimum standards and shall apply to each district and use therein. All standards must be met. Whenever the standard contained in Section 10-04-002-0003 is different from another performance standard articulated in this Ordinance, the stricter standard shall always govern. The standards in Division 10-05-003 may also apply to residential developments.
- B. The number of units permitted on a site is determined by comparing the results of two calculations. First, a district maximum density is determined by multiplying the maximum gross density (from Table 10-04-002-0003) by the base site area (from a calculation in Section 10-04-004-0003). Second, a site specific maximum density is determined by multiplying the maximum net density (from Table 10-04-002-0003) by the net buildable site area (from a calculation in Section 10-04-004-0005). The results of these two calculations are compared, and the lower of the two development yields is chosen.

This two-pronged approach to the calculation of maximum development potential is designed to accomplish two main objectives. The district maximum density (using the gross density factor) is intended to ensure that an intensity of development occurs within a zoning district which will not threaten the character of that district. This measure will tend to be the limiting factor on sites with few development constraints, such as a limited presence of resource protection areas. The site specific maximum density (using the net density factor) is intended to recognize the ability to use a variety of housing unit types in cluster or planned developments in most zoning districts. This measure will tend to be the limiting factor on sites with significant development limitations, such as a strong presence of resource protection areas.

10-04-002-0003

KEY TO TABLE OF RESIDENTIAL PERFORMANCE STANDARDS
(Refers to Table 10-04-002-0003.)

ZONING DISTRICT and		Min. ¹	Max. ³ Max. ²	Min. ⁴ Net	Min. ⁵ Site Lot	Max. ⁶ Bldg. Height
Development Option	OSR	GD	Density	Area	Area	
RURAL RESIDENTIAL (RR)						
Single-family	.00	.18	.18	5 ac.	5 ac.	35
Cluster	.35	.20	.30	20 ac.	3 ac.	35
Planned	.85	.30	2.30	40 ac.	15,000sf	⁶
Nonresidential/CUP:						35

¹Min. OSR = Minimum Open Space Ratio:

Is the minimum proportion of the site which must be devoted to open space (See Chapter 10-14 for definition.)

Minimum OSR is exclusive of the Minimum Lot Areas Specified in Table 10-04-002-0003 and in Chapter 10-05.
 (Ord. 1741, 3/17/92)

²Max. GD = Maximum Gross Density:

Is the value used to determine the maximum number of units that may be placed on the overall acreage of the site (per acre).

³Max. Net Density = Maximum Net Density:

Is the value used to determine the maximum number of permitted units within the buildable portion of the site (per acre).

⁴Min. Site Area = Minimum Site Area:

Is the smallest permissible area required for this district.

⁵Min. Lot Area = Minimum Lot Area:

Is the smallest permissible lot size allowed for this use and zoning district. Where septic tanks will be used, it assumes that adequate soils are present.

⁶Max. Bldg. Height = Maximum Building Height:

Is the value used to determine maximum permitted height of the building. (See Chapter 10-14 for definition.)

**TABLE 10-04-002-0003
RESIDENTIAL PERFORMANCE STANDARDS**

ZONING DISTRICT and Development Option⁵	Min. OSR	Max. GD	Max. Net Density	Min. Site Area	Min. Lot Area	Max. Bldg. Ht.⁶
RURAL RESIDENTIAL (RR)						
Single-family	.00	.18	.18	5 ac.	5 ac.	35
Cluster	.35	.20	.30	20 ac.	3 ac.	35
Planned	.85	.30	2.30	40 ac.	15,000sf	⁶
Nonresidential/CUP ⁵ :						35
ESTATE RESIDENTIAL (ER)						
Single-family	.00	.86	.86	1 ac.	1 ac.	35
Cluster	.30	.86	1.44	10 ac.	25,000sf ₁	35 ₆
Planned	.65	1.25	6.80	20 ac.		
Nonresidential/CUP ⁵ :						35
SUBURBAN RESIDENTIAL (SR)						
Single-family	.00	2.30	2.30	15,000sf	15,000sf	35
Cluster	.30	2.30	4.50	5 ac.	7,000sf ₁	35 ₆
Planned	.40	2.70	6.80	20 ac.		
Nonresidential/CUP ⁵ :						35
RESIDENTIAL (R1)³						
Single-family	.00	4.55 ³	4.55	7,000sf	7,000sf ₁	35 ₆
Planned	.30	2.00	10.00	3 ac.		
Planned, affordable ^{2,4}	.15	4.55	10.00	3 ac.	₁	₆
Nonresidential/CUP ⁵ :						35
URBAN RESIDENTIAL (UR)³						
Single-family	.00	5.00 ³	5.00	6,000sf	6,000sf ₁	35 ₆
Planned	.25	3.00	12.20	1 ac.		
Planned, affordable ^{2,4}	.00	8.00	12.20	1 ac.	₁	₆
Nonresidential/CUP ⁵ :						35
MEDIUM DENSITY RESIDENTIAL (MR)³						
Planned	.15	5.50	14.00	6,000sf	₁	₆
Planned, affordable ^{2,4}	.00	14.00	20.00	.2-15ac.	₁	₆
Nonresidential/CUP ⁵ :						35
HIGH DENSITY RESIDENTIAL (HR)³						
Planned	.20	12.50	28.00	6,000sf	₁	₆
Planned, affordable ^{2,4}	.00	32.00	36.00	.25-12ac.	₁	₆
Nonresidential/CUP ⁵ :						35

(Table continued on next page)

TABLE 10-04-002-0003 (Continued)
RESIDENTIAL PERFORMANCE STANDARDS

ZONING DISTRICT and Development Option⁵	Min. OSR	Max. GD	Max. Net Density	Min. Site Area	Min. Lot Area	Max. Bldg. Ht.⁶
RESIDENTIAL BUSINESS (RB)						
Single-family	.00	6.15	6.15	5,000sf	5,000sf	35
Planned	.15	8.00	12.50	15,000sf	¹	⁶
Nonresidential/CUP ⁵ :						35
MANUFACTURED HOMES (MH)³						
Single or double-width	.15	4.00	7.87	5 ac.	4,000sf	25
Planned, affordable ^{2,4}	.00	6.55	7.87	5 ac.	4,000 sf	35
Nonresidential/CUP ⁵ :						25

¹ See Division 10-05-003. (Bulk Standards for Other Dwelling Types)

² See Division 10-03-006. (Detailed Use Regulations) Planned Affordable Option

³ Pursuant to the City Affordable Housing Set-Aside Policy which is designed to achieve minimum densities, all parcels rezoned to the R1, UR, MR, HR, or MH Districts after the effective date of this ordinance (10/19/01) shall be developed at the maximum gross density, or the maximum net density, whichever controls, of the Planned Option, as shown in the table. This is regardless of the Development Option selected, except for the Planned Affordable Option. All vacant parcels zoned R1, UR, MR, HR, and MH, prior to the effective date of this ordinance (10/19/01), may use maximum gross densities of 4.55, 6.10, 9.00, 22.00 and 6.55 respectively for the Planned Option, and the values shown in the table for other options.

⁴ A fifty (50) percent reduction in on-lot and parking lot plant size requirements of plant units is also allowed for Planned Affordable options. See Chapter 10-06 .

⁵ See Table 10-04-002-0004 for nonresidential use performance standards in residential districts, and Division 10-03-003. (Conditional Uses)

⁶ See Division 10-05-003 for heights and housing type.

(Ord. 1997, 6-15-99) (Ord. 2001-14, 9/4/01) (Ord. 2002-15, 11-05-02)

NOTE: Minimum requirements for water and sewer systems for each zoning district and use are governed by applicable portions of the City's "Engineering Design and Construction Standards and Specifications", the Uniform Fire Code, and Arizona Department of Environmental Quality (ADEQ) Standards. (Ord. 1741, 3/17/92)

10-04-002-0004. NONRESIDENTIAL PERFORMANCE STANDARDS:

This Section contains the basic standards applicable to all nonresidential uses. They are shown district by district and govern those nonresidential uses permitted in Section 10-03-001-0003 for the district in question. The standards in this Section regulate the maximum intensities permitted in each district. Nonresidential uses are regulated by Landscape Surface Ratios (LSR) and Floor Area Ratios (FAR). These intensities may not be achievable if the site is limited by the provisions of Division 10-03-003.

10-04-002-0004

KEY TO TABLE OF NONRESIDENTIAL PERFORMANCE STANDARDS
(Refers to Table 10-04-002-0004)

ZONING DISTRICT and Development Option	Max.¹ Gross FAR	Max.² Net FAR	Min.³ LSR	Maximum⁴ Height (in feet)	Maximum⁵ Scale
URBAN COMMERCIAL (UC)					
Retail	.25	.35	.20	35	regional
Office/Hotel	.38	.55	.25	60	regional
Heavy Retail	.30	.42	.20	35	regional
Mixed Use	.40	.52	.20	60	regional
Institutional	.40	.54	.25	60	regional
Residential/CUP: (Refer to HR Performance Standards in Table 10-04-002-0003)					

¹Max. Gross FAR = Maximum Gross Floor Area Ratio (GFAR):

The maximum proportion of the floor area to site area. This number may be reduced because of resource limitations. (See Division 10-04-003.)

²Max. Net FAR = Maximum Net Floor Area Ratio (NFAR)

The maximum proportion of floor area to buildable portion of the site.

³Min. LSR = Minimum Landscape Surface Ratio (LSR)

The minimum proportion of the site which must be devoted to natural undisturbed and/or vegetated/revegetated areas.

⁴Maximum Height

The value used to determine maximum permitted height of the building (See Chapter 10-14 for definition).

⁵Maximum Scale

The largest permitted scale of development allowed under the development option (See Section 10-04-002-0005).

**TABLE 10-04-002-0004
NONRESIDENTIAL PERFORMANCE STANDARDS**

ZONING DISTRICT and Development Option	Max. Gross FAR	Max. Net FAR	Min LSR	Maximum Height² (in feet)	Maximum Scale
RURAL RESIDENTIAL (RR)					
Institutional	.23	.50	.50	35	neighborhood
Commercial	.18	.31	.50	35	neighborhood
ESTATE RESIDENTIAL (ER)					
Institutional	.18	.46	.50	35	neighborhood
SUBURBAN RESIDENTIAL (SR)					
Institutional	.26	.46	.30	35	neighborhood
RESIDENTIAL (R1)					
Institutional	.32	.46	.30	35	neighborhood
URBAN RESIDENTIAL (UR)					
Institutional	.35	.46	.25	35	neighborhood
MEDIUM DENSITY RESIDENTIAL (MR)					
Institutional	.39	.46	.20	45	community
HIGH DENSITY RESIDENTIAL (HR)					
Institutional (including Fraternities & Sororities)	.39	.46	.20	52	regional
MANUFACTURED HOMES (MH)					
Institutional	.35	.46	.50	35	neighborhood
URBAN COMMERCIAL (UC)³					
Retail (including restaurants)	.25	.35	.20	35	regional
Office/Hotel	.38	.55	.25	60	regional
Heavy Retail	.30	.42	.20	35	regional
Mixed Use	.40	.52	.20	60	regional
Institutional	.40	.54	.25	60	regional
Residential/CUP: (Refer to HR Performance Standards in Table 10-04- 002-0003)					
SUBURBAN COMMERCIAL (SC)³					
Retail (including restaurants)	.18	.30	.40	25	neighborhood
Office	.25	.50	.45	25	neighborhood
Mixed Use	.27	.45	.35	35	neighborhood
Institutional	.23	.46	.50	25	neighborhood
All Other Uses/CUP	.18	.30	.40	25	neighborhood

(Table continues on next page.)

TABLE 10-04-002-0004 (Continued)
NONRESIDENTIAL PERFORMANCE STANDARDS

ZONING DISTRICT and Development Option	Gross FAR	Net FAR	Min LSR	Height² (in feet)	Maximum Scale
RESIDENTIAL BUSINESS (RB)³					
Office	.25	.50	.50	30	convenience
Service	.18	.31	.50	30	convenience
Institutional/Mixed Use/CUP	.23	.46	.50	35	convenience
BUSINESS PARK (BP)¹					
Business Park Uses	.33	.50	.35	35	regional
All Other Uses	.30	.55	.40	40	regional
BUSINESS PARK – INTERMEDIATE (BPI)					
Business Park Uses	.41	.55	.25	60	regional
All Other Uses	.41	.55	.25	60	regional
LIGHT INDUSTRY (LI)³					
Office/Hotel	.40	.55	.25	60	regional
Restaurant/Retail	.15	.19	.20	60	neighborhood
Heavy Retail	.18	.23	.20	60	regional
Industrial	.41	.46	.15	60	regional
Warehouse	.59	.69	.15	60	regional
All Other Uses	.45	.56	.25	60	regional
HEAVY INDUSTRY (HI)³					
Industrial	.62	.65	.10	60	regional
Restaurant/Retail	.17	.19	.10	60	neighborhood
Heavy Retail	.20	.23	.10	60	regional
All Other Uses	.50	.55	.10	60	regional
PUBLIC LANDS (PL)					
All permitted Uses	.40	.52	.20	60	regional
PUBLIC LANDS FOREST (PLF)					
All Permitted Uses					

¹ Commercial Services, Restaurants, and Commercial Lodging Facilities as listed in Table 10-03-001-0003 shall be permitted but are limited to a maximum of ten (10) percent of the net building site area determined by Section 10-04-004-0005.B. The above mentioned uses shall be permitted only in conjunction with the establishment of a business park use as identified in Section 10-03-002-0006.A. (Ord. 1741, 3/17/92)

² A Conditional Use Permit shall be required for buildings or structures over sixty (60) feet in height in the following established development districts: RM-M-E, C-2-E, C-3-E, C-4-E, C-5-E, I-1-E, I-2-E, I-3-E, and PL-O&B-E Districts; and in the following zoning districts: UC, BP, LI, HI, and PL Districts.

³ For multiple (not “mixed”) uses in these districts, use the predominant use to determine which Development Option to use in the table. (e.g., for a hotel including a restaurant in the UC District, use .38 for the Gross FAR) (Ord. 1997, 6-15-99) (Ord. 2002-15, 11-05-02)

NOTE: Minimum requirements for water and sewer systems for each zoning district and use are governed by applicable portions of the City's "Engineering Design and Construction Standards and Specifications", the Uniform Fire Code, and Arizona Department of Environmental Quality (ADEQ) Standards. (Ord. 1741, 3/17/92)

10-04-002-0005. SCALE OF NONRESIDENTIAL DEVELOPMENT:

- A. Nonresidential development shall be of a development scale required for that district as set forth in Section 10-04-002-0004. The scale is specified for groupings of buildings in shopping centers, business parks or campus settings, and for individual uses or buildings. The types of development scale and their standards are defined in this Section.
- B. This Section is intended to limit the size and scope of nonresidential development within each district to levels which conform to the intended character of the districts as regulated by Section 10-04-002-0004. For example, the Residential Business (RB) District will be limited to convenience-scale uses (see Table 10-04-002-0005) that are in keeping with the scale of the residential structures in the area. This scale is in keeping with the purpose of the district to protect the character of the residential area while recognizing the economic pressures on a transitional residential area.
- C. KEY AND DEFINITIONS TO TABLE 10-04-002-0005 "SCALE OF NONRESIDENTIAL DEVELOPMENT"

The following is a key and definitions to terms used in this Ordinance and Tables 10-04-002-0004 and 10-04-002-0005 relative to "Scale of Development":

SCALE OF DEVELOPMENT: "Regional," "Community," "Neighborhood," and "Convenience" types of developments as determined by the nonresidential development size (maximum size in square feet) and scope (individual building or group of buildings).

MAXIMUM SIZE IN SQUARE FEET: The maximum floor area of an individual building or group of buildings. As used herein, the maximum floor area is used as a measurement of the scale of nonresidential development.

BUSINESS PARKS/CAMPUS: Nonresidential developments that include industrial parks, office parks, and mixed use office and industrial parks.

SHOPPING CENTER: A group of commercial establishments planned, developed, and managed as a unit with off-street parking provided on the property.

BUILDING, INDIVIDUAL: A structure built, maintained, or intended to be used for the shelter or enclosure of persons, animals, or property of any kind. The term is inclusive of any part thereof. Where independent units with separate entrances are divided by party walls, each unit is a building.

BUILDING, GROUP: Two or more buildings or structures with separate entrances to each.

MIXED USE: For the purposes of nonresidential scale, a building, structure, or group of buildings that contain a minimum of two (2) or more of the following basic land use types: commercial, office, or residential which are vertically integrated, and which are located over each other in whole or in part. Mixed uses may be integrated horizontally provided that they are physically interrelated by pedestrian areas and are not interrupted by vehicular traffic. In horizontal integration of mixed uses, the uses shall not be separated by roads or parking areas. (See Table 10-04-002-0006) (Ord. 1997, 6-15-99)

**TABLE 10-04-002-0005
SCALE OF NONRESIDENTIAL DEVELOPMENT**

Scale of Development	Maximum Size in Square Feet		
	Building Group¹	Individual Building²	Mixed Use³
Regional	300,000+	na*	500,000+
Community	129,001-300,000	100,00	500,000
Neighborhood	0-129,000	60,000	80,000
Convenience	not permitted	3,500	7,000

*na = not applicable

¹Including business parks/campuses.

²Including shopping centers within a single structure.

³Maximum square footage per site. See Section 10-04-002-0006. (Ord. 1997, 6-15-99)

Illustrations 10-04-002-0005 A and 10-04-002-0005 B indicate the application of the concept of "Scale of Development" using a hypothetical floor area ratio (FAR) set forth in Table 10-04-002-0004 and the maximum size of the development in square feet.

**ILLUSTRATION 10-04-002-0005 A
EXAMPLE: SCALE OF NONRESIDENTIAL DEVELOPMENT FOR
INDIVIDUAL BUILDING**

Assumptions: Nonresidential development with the following hypothetical performance standards:

Max. Gross FAR	Max. Net FAR	Min. LSR
.18	.30	.40

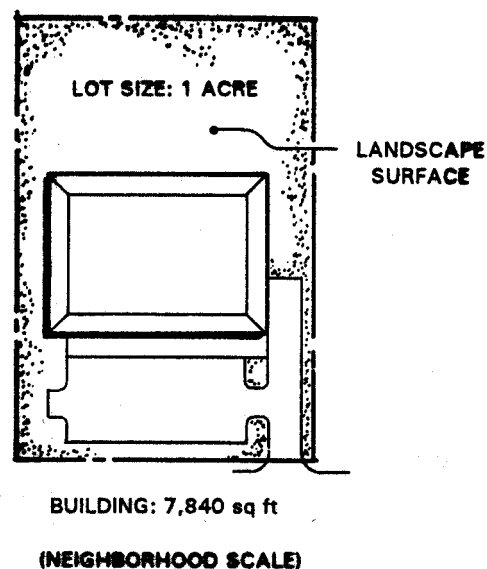
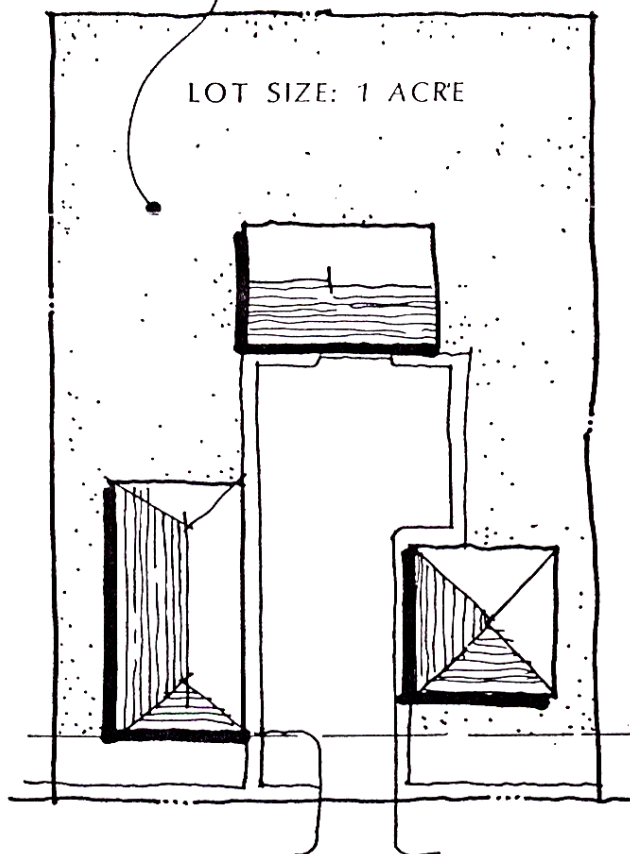


ILLUSTRATION 10-04-002-0005 B
EXAMPLE: SCALE OF NONRESIDENTIAL DEVELOPMENT FOR
BUILDING GROUP

Assumptions: Nonresidential development with the following hypothetical performance standards:

Max. Gross FAR	Max. Net FAR	Min. LSR
.18	.30	.40

LANDSCAPE SURFACE



10-04-002-0006. MIXED USE STANDARDS:

Mixed uses are encouraged in order to provide more affordable housing, reduce traffic congestion, provide a stronger economy in commercial areas of the City of Flagstaff and encourage pedestrian trips. In order to accomplish these goals, higher intensities of land use are permitted for mixed use structures than for the individual uses permitted in a district. The permitted intensity, even where residential uses are included, is based on the maximum floor area rather than total number of dwelling units. The mixed use standards vary by district and by the scale of development and are indicated in Table 10-04-002-0006. An example is given in Illustration 10-04-002-0006.

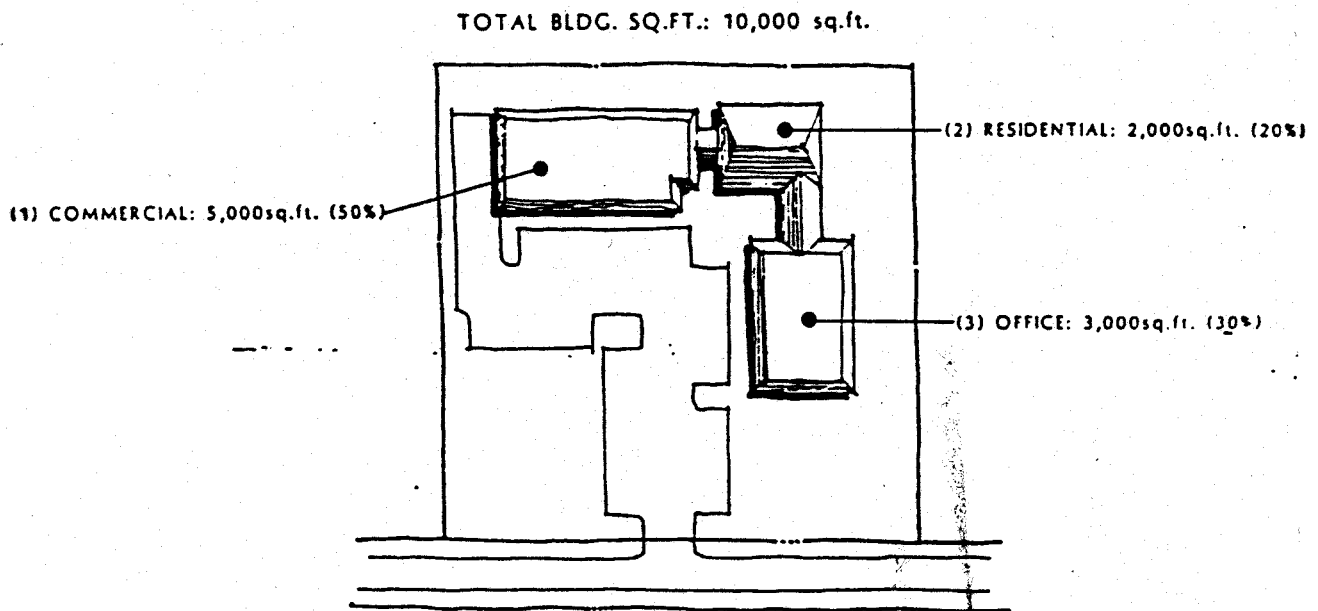
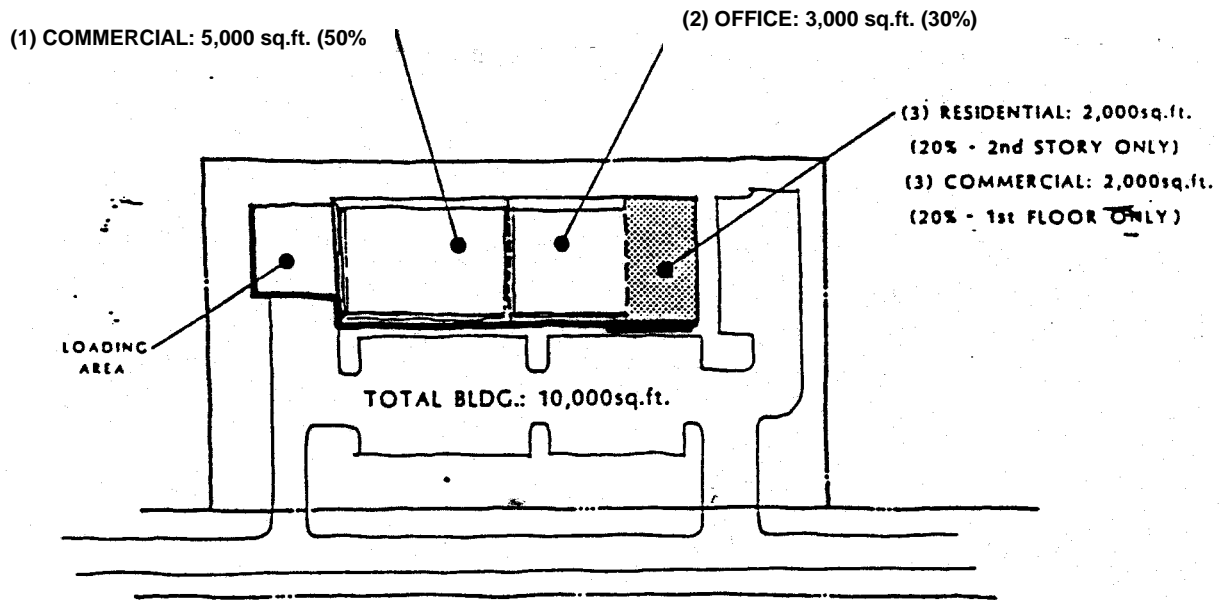
**TABLE 10-04-002-0006
STANDARDS FOR MIXED USES IN THE COMMERCIAL ZONING DISTRICTS**

District and Scale	Min. Number Uses	Max. Percent Mixed Uses*	Residential Required	Min. Percent Residential*
URBAN COMMERCIAL (UC)				
Regional	3	55	yes	20
Community	3	50	yes	20
Neighborhood	2	67	no	0
Convenience	2	67	no	0
SUBURBAN COMMERCIAL (SC)				
Neighborhood	2	67	no	0
Convenience	2	67	no	0
RESIDENTIAL BUSINESS (RB)				
Neighborhood	2	67	no	0

*Percent of total floor area.

(Ord. 1997, 6-15-99)

ILLUSTRATION 10-04-002-0006
MIXED USES IN THE COMMERCIAL ZONING DISTRICTS



DISTRICT SCALE
URBAN COMMERCIAL/COMMUNITY

MIN. NUMBER OF USES: 3
 (EXAMPLE)

DIVISION 10-04-003. NATURAL RESOURCE PROTECTION STANDARDS

10-04-003-0001. NATURAL RESOURCE PROTECTION STANDARDS:

- A. All natural resources defined herein shall be protected by the standards of this Division. Sections 10-04-003-0002 through 10-04-003-0007 specify the environmental protection standards applicable to selected natural resources (including floodplains, steep slopes, and forests) and other standards designed to control specific resource problems. These resources shall be protected as required in the following Sections. (Ord. 1997, 6-15-99)
- B. Protection of existing resource areas on all sites shall be governed by Division 10-06-005 of this Ordinance. Resource areas which are disturbed shall be landscaped in accordance with Section 10-06-004-0003. Unauthorized resource removal or intentional damage to resources or clearing of sites is a misdemeanor and subject to remedies and penalties specified in Chapter 10-13, ENFORCEMENT, of this Ordinance. (Ord. 1997, 6-15-99)

10-04-003-0002. APPLICABILITY OF NATURAL RESOURCE PROTECTION STANDARDS:

The applicability of natural resource protection standards is stated in Chapter 10-01, Division 10-01-004, Applicability.

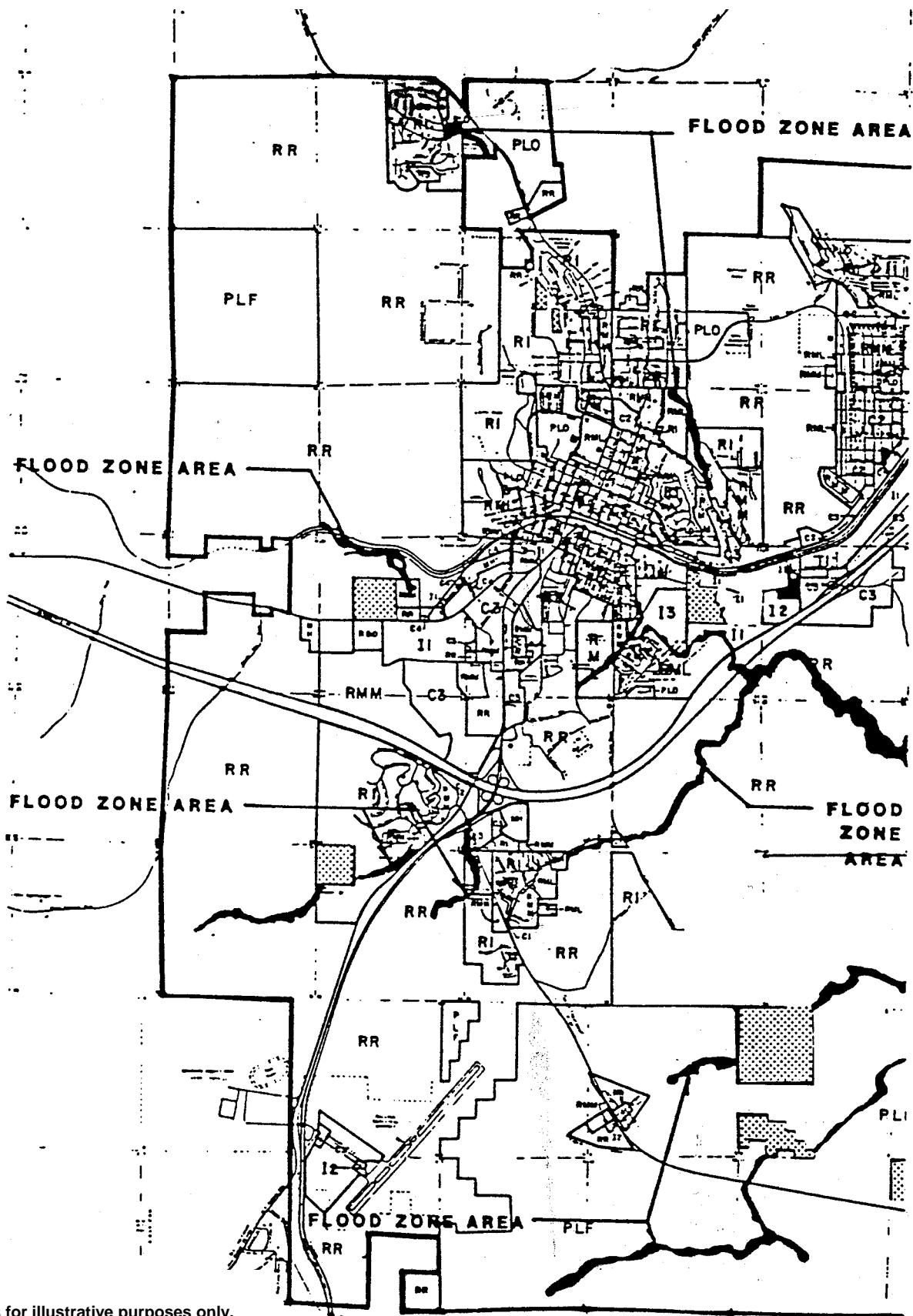
10-04-003-0003. METHODOLOGY FOR CALCULATING RESOURCE PROTECTION AREAS:

Floodplains, steep slopes, and forests shall be identified as outlined in the following Sections 10-04-003-0004 to 10-04-003-0006.

10-04-003-0004. FLOODPLAINS:

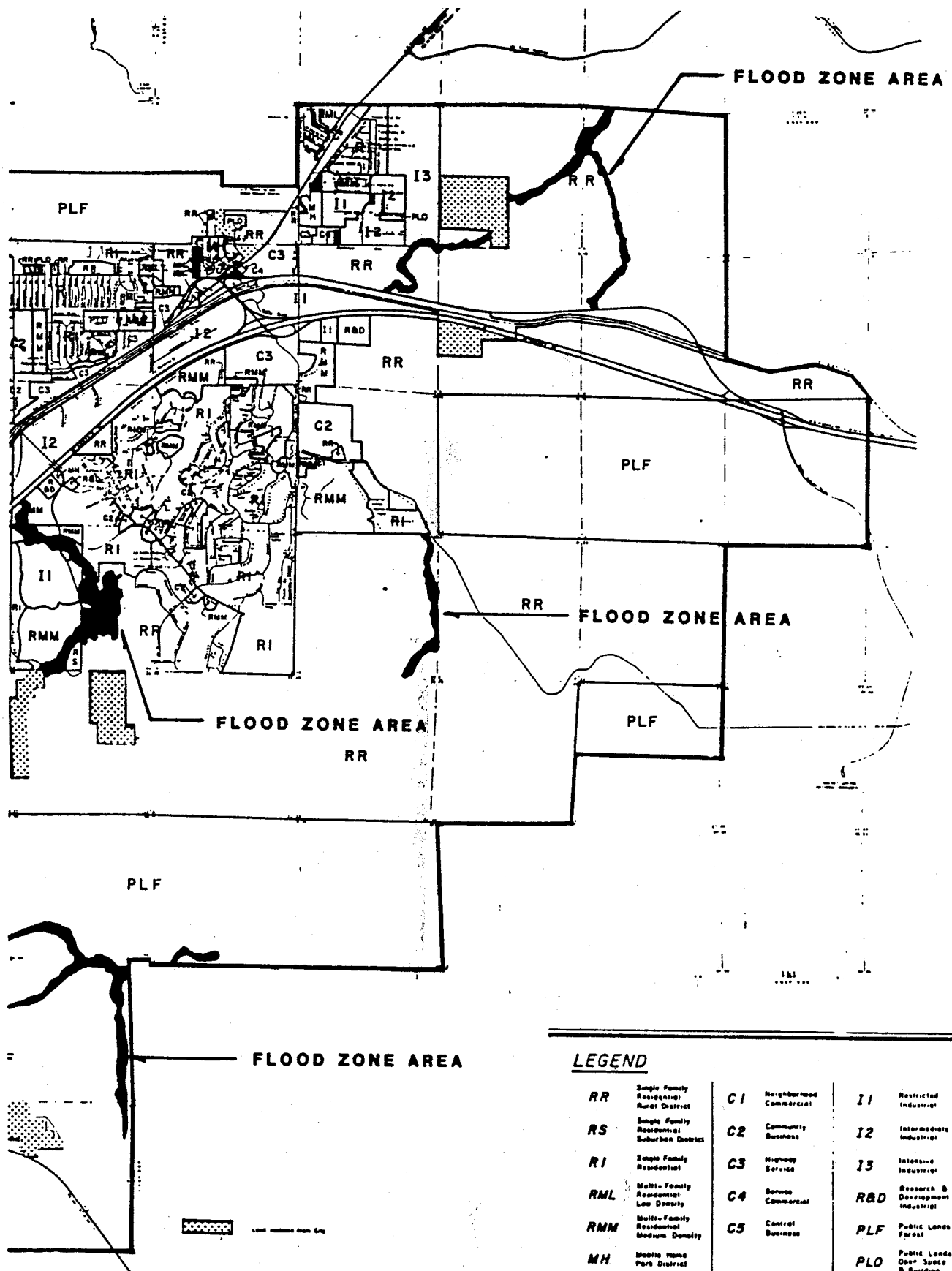
- A. For the purposes of this Ordinance, floodplain areas shall be considered as one (1) of the following types based upon:
 - 1. **URBAN FLOODPLAINS.** Those delineated floodplain areas in the City of Flagstaff Floodplain Regulations (Ordinance 1675) which are located in developed urban areas of the City of Flagstaff. These areas were largely developed before the City of Flagstaff had floodplain zoning.
 - 2. **RURAL FLOODPLAINS.** Those delineated floodplain areas in the City of Flagstaff Floodplain Regulations (Ordinance 1675) which are essentially natural undisturbed open space and which are unsuitable for urban development purposes due to periodic flood inundation.
- B. Urban Floodplain resource shall consist of the acreage of land areas contained within the 100-Year Floodplain, either existing or proposed as a floodplain map revision or amendment.
- C. Rural Floodplain resource shall consist of the acreage of land contained within those 100-Year Floodplains which, by this Ordinance, for the most part cannot be altered through floodplain map revision or amendment and must remain essentially undisturbed. Exceptions to alterations or disruption to Rural Floodplains shall be limited to public works projects, access and utility improvements related to private development, and active recreation uses such as golf courses, etc. as identified in Table 10-03-001-0004.
- D. See Illustration 10-04-003-0004 Rural Floodplains for delineation of Rural Floodplains. Also see the City of Flagstaff Floodplain Regulations.

ILLUSTRATION 10-04-003-0004
RURAL FLOODPLAINS

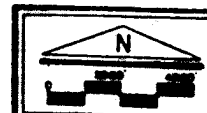


NOTE:

This map is for illustrative purposes only.
This is not an official zoning map.



RURAL FLOODPLAIN

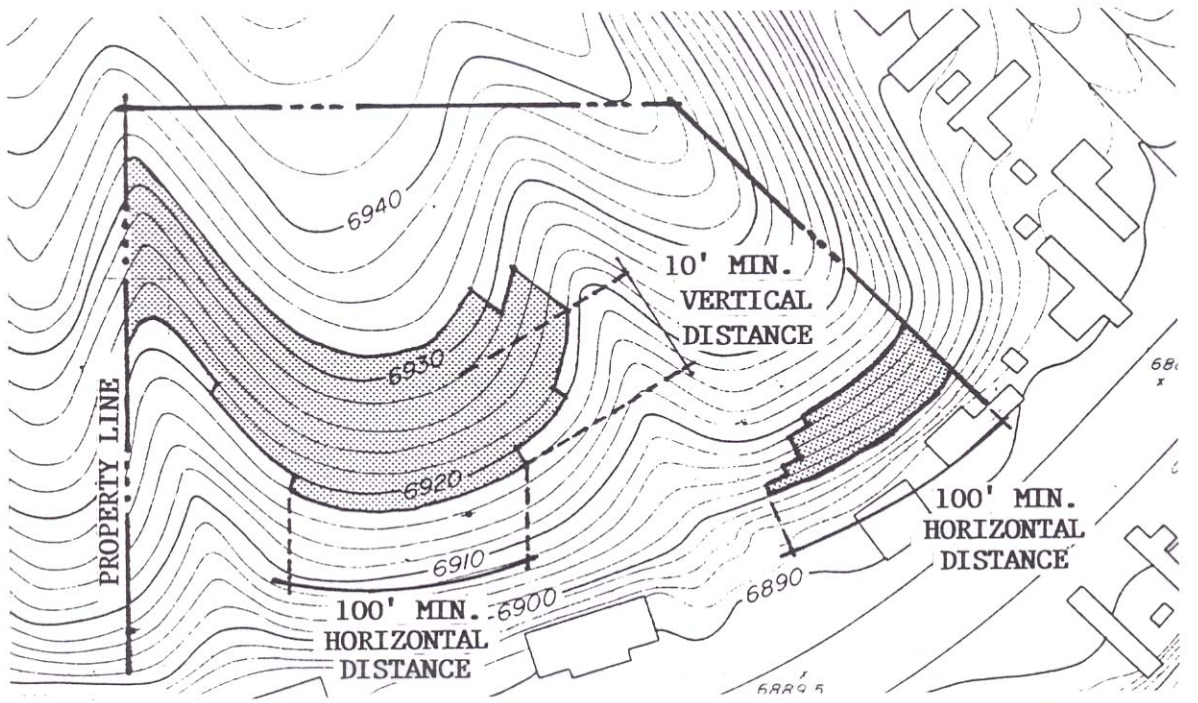


Prepared by: CITY OF FLAGSTAFF
PLANNING DIVISION

10-04-003-0005. STEEP SLOPES:

- A. DETERMINATION. The definitions of "slope" and steep slope" appear in Chapter 10-14 of this Ordinance, but "slope" can be briefly described here as an incline of land which can be measured by taking the vertical distance, or "rise", over the horizontal distance, or "run". The resulting fraction, or percentage, is the "slope" of the land. Steep slopes, as applied to this Section, are those areas of land which exhibit slopes of seventeen (17) percent and greater on natural grade. Two (2) categories of steep slopes are used in this Ordinance: seventeen (17) percent to twenty-four and nine-tenths (24.9) percent slope, and twenty-five (25) percent and greater slope. Steep slopes can be determined through the use of the following sources and/or methods: (Ord. 1997, 6-15-99)
1. Official City of Flagstaff topographic maps (most recent date prior to adoption of this Ordinance).
 2. Official property topographic survey certified by an Arizona Registered Land Surveyor.
- B. METHODOLOGY. For purposes of calculating steep slope resource protection areas to meet the requirements of this Ordinance, the following methodology shall be used:
1. To qualify as a steep slope area, the subject area must have at least a ten (10) foot vertical drop and a one hundred (100) foot horizontal distance parallel to at least one (1) common contour line on the topographic map. An example is shown in Illustration 10-04-003-0005. Termination of the slope areas with a ten (10) foot vertical drop is not required at property lines; i.e., the slope areas may be assumed to cross property lines and the property line itself would be used as a boundary for the slope areas. If a lot is less than one hundred (100) feet wide but has slope areas which would otherwise qualify, the property lines shall be used as boundaries for the slope areas. There is no minimum square footage for each slope area found, as long as the above requirements are met. If there are areas of slope which do not qualify by themselves as steep slope areas for the twenty-five (25) percent and over category, these areas shall be combined with any adjacent qualifying slope category areas (17 to 24.9 percent). Isolated non-slope areas which are not adjacent to qualifying buildable areas may also be counted as resource areas, subject to approval by the Planning Director. In areas qualifying as steep slope, horizontal extensions of the qualifying areas shall be included even though they may contain less than ten (10) feet of vertical drop. (Ord. 1997, 6-15-99)
 2. Using the selected method for determining slope categories, under Paragraph A. above, locate the steepest areas of the site first (25 percent and over) on the topographic map. Plot the boundaries of these areas on the site plan or subdivision plat, and determine the square footage of each area as well as the sum of the areas for the total site.
 3. Locate the areas in the next lower slope category (17-24.9 percent), and plot the boundaries on the site plan or plat. Determine the square footage of each area as in Paragraph 2. above, as well as the sum of the areas.
 4. Use these figures for the natural resources calculations in Section 10-04-004-0004 of this Ordinance.

**ILLUSTRATION 10-04-003-0005
SLOPE METHODOLOGY FOR STEEP SLOPE AREAS**



10-04-003-0006. FORESTS:

- A. DETERMINATION. The definition of "forest" appears in Chapter 10-14 of this Ordinance.
1. For the purpose of this Ordinance, the determination of forest boundaries shall be based on a field survey compiled by an Arizona Registered Land Surveyor, architect, engineer, landscape architect, or forester; or
 2. All single-family subdivisions of five (5) acres or more may determine forest resource by utilizing a sampling methodology. Such sampling methodology must be representative of the entire site and be approved by the Planning Director prior to submittal of any development application. The Planning Director shall review the methodology, and may visit the site after contacting the landowner or parties submitting the determination. The Planning Director may accept, modify, or reject this determination based on review of the submittal and other evidence. (Ord. 1741, 3-17-92) (Ord. 1997, 6-15-99)
- B. METHODOLOGY. For purposes of calculating forest resource protection areas to meet the requirements of this Ordinance, the following methodology shall be used.

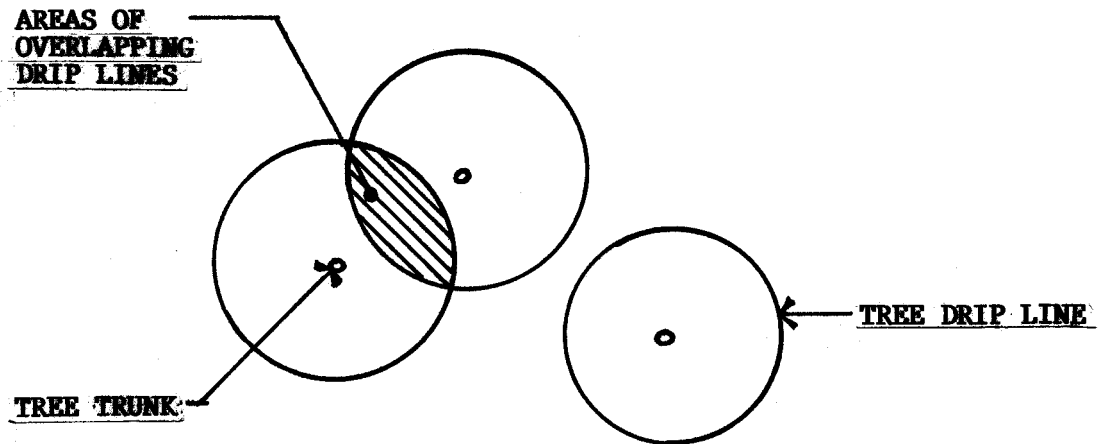
10-04-003-0006

1. To qualify as a forested area, the subject area must include one (1) or more trees with a Diameter at Breast Height (DBH) of six (6) inches or more. Each forested area includes the tree trunk and the area within the drip line or tree canopy. An example is shown in Illustration 10-04-003-0006 A. Forested areas shall be counted by calculating the canopy areas of all qualifying trees on the site (see Table 10-04-003-0006.) If there are certain areas intended to be preserved as clusters of trees, the qualifying trees on the perimeters of these areas shall be surveyed to determine the protection boundaries, and the other trees within these areas may be counted by DBH to arrive at the total drip line area for the tree cluster. In cases where drip line areas overlap, the areas of overlap shall only be counted once. In cases where drip line areas overlap property lines, and the forest area extends beyond the property line, the forest area within the property may be counted if the tree trunk is located on the subject property. (Ord. 1997, 6-15-99)

In cases where trees or forested areas are located within or overlap flood plain areas (See Section 10-04-003-0004), these trees may be counted towards the required forest preservation area calculated under Section 10-04-004-0004, so long as the flood plain area remains undisturbed and undeveloped. (Ord. 1997, 6-15-99)

2. Using the method for determining forest areas under Paragraph A. above, plot the forest areas on the site plan or subdivision plat. Determine the square footage of each area utilizing Table 10-04-003-0006, as well as the sum of the areas for the total site. Use these figures for the natural resources calculations in Section 10-04-004-0004 of this Ordinance.
3. As a further incentive to retaining trees in the site planning process, allowances for trees within or adjacent to parking lots or adjacent to walkways may be made where it is impractical to preserve the entire drip line area of these trees. In these cases, a minimum of eighty (80) percent of the drip line area shall be preserved, with a minimum of eighty (80) percent of the distance from the tree trunk to the drip line to be preserved, as shown in Illustration 10-04-003-0006 B. Also see Division 10-06-004 for landscaping of parking lots. Existing trees located in required bufferyard areas may be counted toward resource protection areas as well as toward landscaping requirements (see Section 10-06-002-0004).

ILLUSTRATION 10-04-003-0006 A
DETERMINATION OF FORESTED AREA



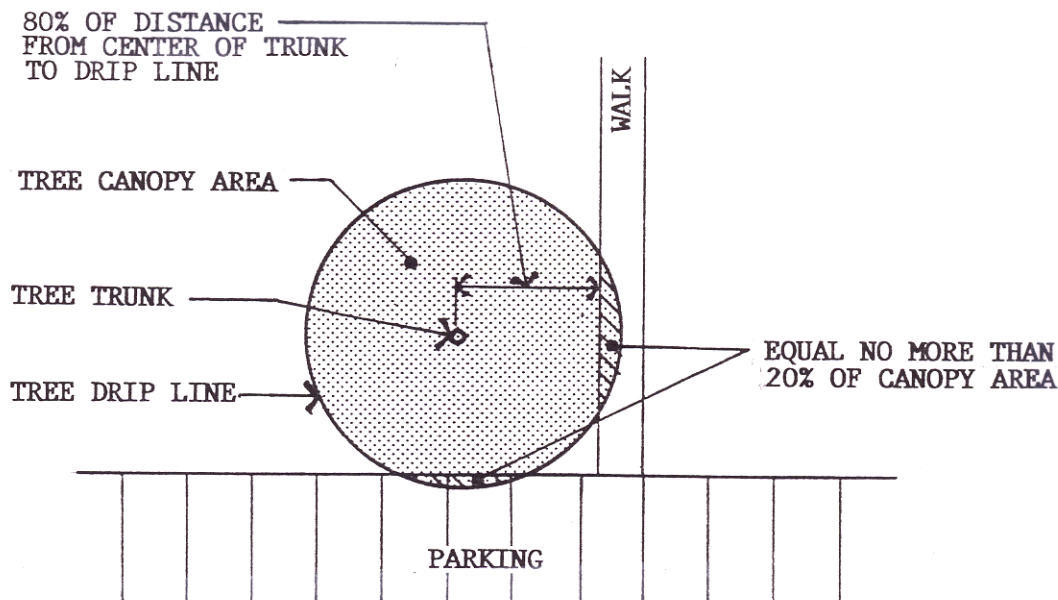
**TABLE 10-04-003-0006
TREE DRIP LINE AREA BY DBH**

DBH (inches)	Drip Line Diameter (rounded to the nearest foot)	Drip Line Area (square feet)
6	8	54
7	10	73
8	11	94
9	12	118
10	14	145
11	15	175
12	16	207
13	18	242
14	19	279
15	20	320
16	21	363
17	23	409
18	24	457
19	25	508
20	27	563
21	28	619
22	29	679
23	31	741
24	32	806
25	33	873
26	35	943
27	36	1017
28	37	1092
29	39	1171
30 or more	40	1252

Source: NAU School of Forestry for young growth Ponderosa Pine Trees. Use same table for other tree species 6" or greater in DBH.

Note: Both the Drip Line Diameter and the Drip Line Area values in the table are rounded: therefore, the values should not be used for precise mathematical calculations. (Ord. 2002-15, 11-05-02)

**ILLUSTRATION 10-04-003-0006 B
ALLOWANCES FOR TREES NEAR PAVED SURFACES**



- C. **TREE PRESERVATION ENFORCEMENT.** Protection of existing forest areas on all sites shall be governed by Division 10-06-005 of this Ordinance. Forest areas which are disturbed shall be landscaped in accordance with Section 10-06-004-0003. Unauthorized tree removal or intentional damage to trees or clearing of sites is a misdemeanor and subject to remedies and penalties specified in Chapter 10-13, Enforcement, of this Ordinance. In cases where such tree removal or clearing occurs prior to obtaining the required development approvals as set forth in this Ordinance, then forest resource calculations and locations shall be determined by the Planning Director utilizing the most suitable photographs available taken prior to the removal. All forest resource determined by this method shall be assumed to be at least six (6) inch DBH.

10-04-003-0007. SLOPE AND FOREST MITIGATION:

Wherever possible, the standards for each resource shall be met independently for each one of the resources, except as noted in the previous sections. Thus, if there are three resources, the protection level of each should be achieved. This may not always lead to good design and, in some cases, may be difficult or impossible. Thus, subject to the following standards, the resource protection standards may be achieved on the site as a whole. (Ord. 1997, 6-15-99) Paragraph "A" below applies in all cases, but Paragraphs "B", "C" and "D" apply only to legal lots of record as of the effective date of this Code, May 9, 1991. (See Section 10-01-004-0001, APPLICABILITY, Subsection C, NATURAL RESOURCE PROTECTION STANDARDS APPLICABILITY). (Ord. 2000-08, 6/6/00) (Ord. 2002-15, 11-05-02)

- A. A landowner may freely exchange land within a site area that must be protected in a lower resource protection classification for an equal amount of land which is in a higher resource protection classification. This increases the protection level actually attained on the land with the more limiting resource. For example, where there are both steep slopes and forests on a property, on an acre-for-acre basis the forested land could be cleared in excess of what is provided in this Division, provided that land in the steep slope category, which the Ordinance would otherwise permit to be cleared, is permanently preserved. This paragraph applies only to steep slope and forest areas mitigation, not to floodplains. (Ord. 2000-08, 6/6/00)

10-04-003-0007

- B. Where meeting the letter of these standards would result in roads or driveways using up a major portion of the clearable area for connecting scattered sites, or where clearable areas are too small to be reasonably used, or where the location of the slope and/or forest resources on the site and/or the site's configuration make for a poor design and the problem cannot be solved by the application of Paragraph A. above, then the Planning Commission may allow the modification of the standards for selected areas and impose mitigation requirements subject to the following rules: (Ord. 1997, 6-15-99)
1. The total cleared area shall not exceed the net buildable site area.
 2. The Planning Commission at its discretion may impose the condition that the developer use a dwelling unit type or project design (nonresidential) that results in the least disturbance of the land, in an effort to gain greater total protection while permitting the allowable density or intensity/floor area yield. For example, the district might have a net density that would allow a seven thousand (7,000) square foot lot in cluster or planned options. The Planning Commission could require the use of the planned option and require a denser residential dwelling type such as a townhouse to minimize the destruction of the most sensitive natural resources. (Ord. 1997, 6-15-99)
 3. The Planning Commission may require additional landscaping of a number, type, and size in order to meet the spirit of the Ordinance and require that such areas be irrigated to replace trees lost in the more sensitive areas on a three to one (3:1) basis.
 4. The Planning Commission may require that new trees in the area be located near the proposed building and parking areas, and may require that building configurations be altered to preserve more resource trees. Furthermore, the Planning Commission may require extraordinary development practices including the tunneling of utilities, placing all utilities under the street, stepping foundations, pumping concrete, using small equipment to minimize site disturbance or hand digging, and leaving exposed rock in place as part of the overall site design. (Ord. 1997, 6-15-99)
- C. In no case shall these provisions apply to rural floodplains.
- D. In situations where the only natural resources of a parcel of land are located in the only feasible area of the site upon which development may occur, a certain amount of additional disturbance to resource areas may be permitted but only if the developer mitigates the disturbance according to the following requirements. As part of a request to use mitigation, a site plan must be submitted to the Planning Commission for review: (Ord. 1997, 6-15-99)
1. The level of protection given resources shall not fall below eighty (80) percent of the level specified in Section 10-04-004-0004 (Natural Resource Calculations). (Ord. 1997, 6-15-99)
 2. The land on which the mitigation is to take place shall be deed restricted as permanent open space with a protective easement or fee title to the City.
 3. Mitigation shall include the planting of one and one-third (1.33) acres of new forest or preservation of one (1) acre of existing forest in areas designated by the City, either on-site or off-site, for every one (1) acre of disturbed woodland for which mitigation is required. Off-site mitigation may only be used when the subject landowner owns or controls other site(s) deemed suitable for preservation. (Ord. 1997, 6-15-99)
 4. Mitigation shall include the replacement of forests that have been disturbed with new vegetation placed on vacant land (as specified above) using all the following number of plants per acre:
 - 4 evergreen trees, minimum 6-foot height
 - 8 deciduous trees, minimum 2.5-inch caliper

10-04-003-0007 80 evergreen trees, minimum 2-foot height

20 other trees, minimum 5-foot high deciduous or
2-foot high evergreens

Area to be seeded with native grass/wildflower mix.

5. The species of plants used in mitigation shall be similar to those destroyed. See Chapter 10-06, Section 10-06-002-0003 for suggested deciduous trees, evergreen trees, and shrubs.
6. The landowner shall provide bonding or other surety indicating that all plant material that dies within three (3) years shall be replaced with similar material containing a similar guarantee period. An irrigation system approved by the Planning Director, shall be provided to all planted areas to encourage growth.

DIVISION 10-04-004. SITE CAPACITY CALCULATIONS

10-04-004-0001. SITE CAPACITY CALCULATIONS:

The maximum intensity of use in any zoning district is controlled by the maximum intensity set forth in Section 10-04-002-0003 for residential uses and in Section 10-04-002-0004 for nonresidential uses or the provisions of Division 10-04-004, whichever is less.

COMMENTARY: Because landforms, parcel size, and shape, as well as natural or engineered limitations, vary significantly from site to site, reasonable development regulations must take account of these variations. The former Flagstaff Zoning Ordinance did not provide any mechanism to relate such site-specific variables as are involved in the site capacity and facilities/utilities capacity calculations to the intensity of permitted use. This inadequacy resulted in problems, such as the destruction of the essential character of Flagstaff, natural resources, wildlife habitats, and caused erosion problems. This Ordinance is intended to correct this problem by directly tying the intensity of development to the natural capacity of the site. For each tract, the calculations contained in Division 10-04-004 shall be made. (The worksheets on the following pages outline the procedure for completing the required calculations.)

10-04-004-0002. APPLICABILITY OF SITE CAPACITY CALCULATIONS:

The applicability of site capacity calculations is detailed in Chapter 10-01, Division 10-01-004, Applicability.

10-04-004-0003. BASE SITE AREA CALCULATIONS:

(For all land uses.)

- A. Gross site area as determined by actual on-site survey.
This includes all land area to be used for access and utilities to the site if not currently existing. _____ acres [1]
- B. Subtract major and minor arterial roads per current City General Plan within ultimate rights-of-way of existing and proposed arterial roads, rights-of-way of major utilities¹, and existing access easements for major and minor arterial roads only. (Ord. 1997, 6-15-99) - _____ acres
- C. Subtract land which is not contiguous:
1. A separate parcel which does not abut, adjoin, or share common boundaries with the rest of the development. - _____ acres
2. Land which is cut off from the main parcel by a road, railroad, existing land uses, or major stream such that common use is hindered or that the land is unavailable for building purposes. - _____ acres
- D. Subtract land which, in a previously approved (under this Ordinance) subdivision encompassing the same land as part or all of the subject parcel, was reserved for open space. (Ord. 1997, 6-15-99) - _____ acres
- E. Subtract land used or proposed for residential uses, whenever both nonresidential and residential uses are proposed. (In the case of the site capacity calculation for the proposed residential use, subtract the land proposed for nonresidential use.) - _____ acres
- F. Equals base site area. = _____ acres [2]

¹Right-of-way means utility ownership of land and does not include easements.

10-04-004-0004. NATURAL RESOURCES CALCULATIONS:

- A. All land area consisting of the natural resources or natural features listed below, lying within the BASE SITE AREA, shall be measured. The total acreage of each resource shall be multiplied by its respective open space ratio to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals TOTAL RESOURCE PROTECTION LAND.
- B. Table 10-04-004-0004 indicates the regulatory "District Protection Factors" used throughout this Ordinance for natural resource protection and shall be used for all site plans and subdivisions.

(See the worksheets on the following pages.)

- C. Measure the areas of the site containing the NATURAL RESOURCES listed below. These features are defined in Chapter 10-14. Calculate the required areas of RESOURCE PROTECTION LAND for each feature:
1. In conducting this calculation, if two (2) or more resources are present on the same area of land, only the most restrictive resource protection factor shall be used. For example, if floodplain and forests occupy the same space on a site, the resource protection standard would be 1.0 which represents the higher of the two standards.
 2. Where the provisions of Section 10-04-003-0007.B., Mitigation, are employed, those areas to be disturbed by virtue of the application of mitigation techniques shall not be counted in this Section as resource protected.
- D. Forest resource protection factors shown in Table 10-04-004-004 may be reduced in residential zoning districts from fifty percent (50%) to thirty percent (30%) for primarily residential projects using the Traditional Neighborhood Design (TND) criteria suggested in the Flagstaff Area Regional Land Use and Transportation Plan. Similarly, areas within such projects that are zoned UC, Urban Commercial may reduce the forest protection factor from thirty percent (30%) to twenty percent (20%). These reductions, if used, may not be combined with any other reductions otherwise permitted by this Code, and projects using the following TND criteria must be approved by the Planning Director, subject to appeal to the Planning and zoning Commission through the Design Review section of this Code.

Policy LU1.11 of the Regional Plans read: "Place Emphasis on and Encourage Traditional Neighborhood Development and Redevelopment Design." The Glossary of Terms section of the Plan described Traditional Neighborhood Design (TND) as: A Traditional Neighborhood Design development contains most or all of the following attributes:

1. The neighborhood has a discernable center, usually a main street, public square or green, typically bordered by civic buildings, shops, and/or residences.
2. The neighborhood has visually discernable edges where the neighborhood ends, formed by transportation corridors (such as major streets or rail lines), or by natural and agricultural landscapes.
3. The neighborhood is limited in size so that a majority of the population is within a five-minute walking distance of its center (1/4 mile). The needs of daily life are mostly available within this area: convenient work places, stores, community events, leisure opportunities and transportation connections to more distance places. This allows independence to those who do not drive, especially the elderly and the young.
4. The neighborhood has a variety of dwelling types. These usually take the form of houses, row houses, flats, apartment buildings, coach houses, and flats above stores, so that the young and the old, singles and families, the poor and the wealthy, can all find places to live. A small ancillary building is typically permitted and encouraged within the back yard of each house. In addition to providing parking, this small building may be used as one rental unit of housing or as a place to work.

5. The neighborhood has concentration of civic, institutional and commercial activity embedded within it, not isolated in remote, single-use complexes. Schools are sized and located to be tenable for children to walk or bicycle to them.
6. Dispersed throughout the neighborhood are a range of parks, from tot-lots and village greens to ballfields and greenbelts. Conservation areas and open lands are used to define and connect different neighborhoods and districts.
7. The neighborhood has streets laid out in a network, so that there are alternate routes to most destinations. This permits most streets to be smaller with slower traffic, and to have parking, trees and sidewalks. Such streets are equitable for both vehicles and pedestrians, encourage walking, and reduce the number and length of automobile trips.
8. The neighborhood places its buildings close to the street, so that streets and squares are spatially defined as 'outdoor rooms'. This creates a strong sense of the neighborhood's centers and streets as places, and of the neighborhood itself as a place.
9. The neighborhood utilizes its streets for parking. Parking lots and garages rarely, if ever, front the streets, and are typically relegated to the rear of the lot and accessed by alleys.
10. The neighborhood reserves prominent sites for civic buildings and community monuments. Buildings for education, religion, culture, and government either terminate street vistas or front neighborhood centers.
11. In the neighborhood, architecture and landscape design grow from local climate, topography, history, and building practice.
12. In the neighborhood, preservation and renewal of historic buildings and districts affirms the community and evolution of human society.

For purposes of this section, at least one item in each of the above attributes is mandatory for a TND project, except numbers 9 and 12, which may or may not be applicable. (Ordinance No. 2004-03; 03/16/04)

**TABLE 10-04-004-0004
CALCULATION OF TOTAL RESOURCE PROTECTION LAND**

Resource/ Natural Feature	District Protection Factor			Acres of Land in Resource	Protection Land: Protection Factor X Acres in Resource
	LI	PL			
	HI	UC	RR,ER,RS,R1,UR,MR,HR,RB,MH,S		
1. RESOURCE TYPE					
Rural Floodplain	1.0	1.0	1.0	_____	_____
Urban Floodplain	.0	.0	.0	_____	_____
Slopes:					
25% and Over	.8	.8 ¹	.8 ²	_____	_____
17-24.9%	.6	.6 ¹	.7 ²	_____	_____
Forests	.2 ³	.3 ^{1,4}	.5 ^{2,4}	_____	_____
All Other Land	.0	.0	.0	_____	_____
2. BASE SITE AREA (from 10-04-004-0003) =				_____ [2]	
3. TOTAL RESOURCE PROTECTION LAND (add above figures) =					_____ [3]

¹ Except for Conditional Use Permits for residential uses (e.g. apartments) in the UC District, which uses a residential district factor of .5 for forest protection and .8 and .7 for slope protection, unless utilizing the Planned Affordable Option. (Ord. 1997, 6-15-99) (Ord. 2001-14, 9-04-01)

² Forest and slope resource protection factors may be reduced 10% - 20% under the Planned Affordable Option per the City Affordable Housing Set-Aside Policy. For example, a .5 Forest resource protection factor reduced 20% = .4; a .8 Slope resource protection factor reduced 20% = .64. These reductions represent the maximum resource reductions possible and may not be exceeded by other reductions that may be adopted and applied through the Design Review Guidelines. (Ord. 2001-14, 09-04-01)

³ Except for commercial retail uses in the LI District, which use the UC protection factor of .3 for forest resource. (Ord. 2002-15, 11-05-02)

⁴ For reductions in Forest resource protection factors for Traditional Neighborhood Design Projects, see Section 10-04-004-0004.D. (Ord. 2004-03, 03-16-04)

The property developer may, and is encouraged to, utilize resource protected land in meeting requirements for: Landscaping and Parking Lot plantings (Divisions 10-06-002, 10-06-004), Open Space Ratio (Division 10-04-002), and Bufferyards (Division 10-06-003).

(NOTE FOR RESOURCE INVENTORIES – PROVIDED BY CITY - See Section 10-04-003-0003)

NOTE: This information is provided as a service to the public; however, it is based on large scale topographic and aerial maps, and is not intended to be a complete or accurate representation of natural resources on the subject property. A complete in-field survey may be required for more accurate information.

Forest resources in particular, tend to be significantly overestimated (by 25-90%) by using aerial maps, for two reasons; first, shadows and other features tend to exaggerate the size of tree canopies; and second, all trees are counted regardless of size, even though the resource protection requirements apply only to trees of six inch and larger DBH.

Therefore, this information should be considered preliminary only and subject to change by using more accurate measuring techniques. It is strongly recommended that this preliminary resource inventory be discussed with the City's Planning Division before beginning any site planning work. (Ord. 1997, 6-15-99)

10-04-004-0005. SITE CAPACITY CALCULATIONS:**A. RESIDENTIAL USES****1. Calculate MINIMUM DISTRICT REQUIRED OPEN SPACE:**

Take BASE SITE AREA [2] _____ acres

Multiply MINIMUM OPEN SPACE RATIO
(Table 10-04-002-0003) x _____

Equals MINIMUM DISTRICT REQUIRED OPEN SPACE = _____ acres [4]

2. Calculate NET BUILDABLE SITE AREA:

Take BASE SITE AREA [2] _____ acres

Subtract TOTAL RESOURCE PROTECTION LAND [3] or
MINIMUM DISTRICT REQUIRED OPEN SPACE [4],
(whichever is greater) - _____ acres

Equals NET BUILDABLE SITE AREA = _____ acres [5]

3. Calculate SITE SPECIFIC MAXIMUM DENSITY YIELD:

Take NET BUILDABLE SITE AREA [5] _____ acres

Multiply by MAXIMUM NET DENSITY
(Table 10-04-002-0003) x _____

Equals SITE SPECIFIC MAXIMUM DENSITY YIELD = _____ dwelling units
[6]

4. Calculate DISTRICT MAXIMUM DENSITY YIELD:

Take BASE SITE AREA [2] _____ acres

Multiply by MAXIMUM GROSS DENSITY
(Table 10-04-002-0003) x _____

Equals DISTRICT MAXIMUM DENSITY YIELD = _____ dwelling units
[7]

5. Determine MAXIMUM YIELD FOR SITE:

Take SITE SPECIFIC MAXIMUM DENSITY YIELD [6]
or DISTRICT MAXIMUM DENSITY YIELD [7],
(whichever is lower) = _____ dwelling units

10-04-004-0005**B. NONRESIDENTIAL USES****1. Calculate MINIMUM DISTRICT REQUIRED LANDSCAPED SURFACE:**

Take BASE SITE AREA [2] _____ acres

Multiply MINIMUM LANDSCAPED SURFACE RATIO
(Table 10-04-002-0004) x _____

Equals MINIMUM DISTRICT REQUIRED
LANDSCAPED SURFACE = _____ acres [4]

2. Calculate NET BUILDABLE SITE AREA:

Take BASE SITE AREA [2] _____ acres

Subtract TOTAL RESOURCE PROTECTION LAND [3] or
MINIMUM DISTRICT REQUIRED LANDSCAPED SURFACE
[4], (whichever is greater) - _____ acres

Equals NET BUILDABLE SITE AREA = _____ acres [5]

3. Calculate SITE SPECIFIC MAXIMUM FLOOR AREA YIELD:

Take NET BUILDABLE SITE AREA [5] _____ acres

Multiply by MAXIMUM NET FLOOR AREA RATIO
(Table 10-04-002-0004) x _____

Equals SITE SPECIFIC MAXIMUM FLOOR AREA = _____ acres [6]

4. Calculate DISTRICT MAXIMUM FLOOR AREA YIELD:

Take BASE SITE AREA [2] _____ acres

Multiply by MAXIMUM GROSS FLOOR AREA RATIO
(Table 10-04-002-0004) x _____

Equals DISTRICT MAXIMUM FLOOR AREA = _____ acres [7]

5. Determine MAXIMUM YIELD FOR SITE:

Take SITE SPECIFIC MAXIMUM FLOOR AREA [6]
or DISTRICT MAXIMUM FLOOR AREA [7],
(whichever is lower)

= _____ acres